# Mammoth Lakes Community Housing Summit "Finding Five Immediate Solutions from the Community Housing Action Plan"

**PowerPoint Presentation** 

Stacy Corless - Mono County Supervisor

Saturday November 3, 2018 - 1:00 PM



# "Finding Five Immediate Solutions from the Community Housing Action Plan"

**Presenters:** Stacy Corless, Mono County Supervisor

Facilitators: Steve Frisch, Wendy Sullivan

**Objective:** Status of Community Housing Action Plan

November 3, 2018



### Mammoth Lakes Community Housing Action Plan: Live, Work, Thrive

Community Housing Action Plan Update
Where we've been, What we've done!

Presented by:

Stacy Corless

#### Study Components: 2017

- Part one: Housing needs, accomplishments, challenges
  - Update 2011 Housing Needs Assessment
  - Evaluation of current community housing programs
  - Review opportunities, resources, and constraints
  - Comparison of five other mountain resorts
  - The "why" behind the "what"
- Part two: Community Housing Action Plan
  - Goals/objectives
  - Tool prioritization
  - Strategy setting
  - Timeline/roles
  - How to address identified needs

#### Housing Working Group Members

Bill Taylor	Mammoth Lakes Housing Board Member
Ruth Traxler	Town of Mammoth Lakes
Stacy Coreless	Mono County Board of Supervisors
Lindsey Rich	Mammoth Mountain Ski Area
Paul Oster	RE/MAX of Mammoth
Kay Hartman	Mammoth Community Water District
Talene Shabanian	Mammoth Hospital
Paul Chang	Town of Mammoth Lakes PEDC
Tom Hodges	Mammoth Mountain Ski Area
John Helm	Eastern Sierra Transit Authority
Kirk Stapp	Mammoth Lakes Housing Board Member
Patricia Robertson	Mammoth Lakes Housing

Megan Mahaffey	Mono County Planning & Comm. Devlp. Dept.
John Urdi	Mammoth Lakes Tourism
Sandra Moberly	Town of Mammoth Lakes
Thom Heller	Mammoth Lakes Fire Department
Colin Fernie	Town Council Member
John Wentworth	Town Council Member
Jorge Espitia	Community Member
Ken Brengle	Mammoth Lakes Chamber of Commerce
Amanda Greenberg	Mono County Behavioral Health
Rich Boccia	Mammoth Lakes Foundation
Greg Eckert	Town of Mammoth Lakes PEDC
Jennifer Halferty	Mammoth Lakes Housing

#### **Action Plan Process**

	July	Aug	Sept	Oct	Nov
<b>Public Participation</b>					
Website					
Public Sessions	27 <sup>th</sup> 6-8pm	17 <sup>th</sup> 6-8pm		6 <sup>th</sup> 11:30-	
				1:30; 5-7pm	
Plan Presentation – Council					15 <sup>th</sup> 4pm
Housing Working					
Group					
Kick-Off	20 <sup>th</sup> 1pm				
Working Group Meetings	27 <sup>th</sup> 6-8pm	17 <sup>th</sup> 6-8pm	14 <sup>th</sup> 5-8pm	5 <sup>th</sup> 6-8pm	
			15 <sup>th</sup> 8-11am		
			21 <sup>st</sup> 5-8pm		
			22 <sup>nd</sup> 8-11am		
Draft Review				26 <sup>th</sup> 2pm	
Social Media Outreach	$21^{st} - 26^{th}$	8 <sup>th</sup> – 16 <sup>th</sup>		9/28 – 5 <sup>th</sup>	
(notice of public sessions)					
Plan Presentation – Council					15 <sup>th</sup> 4pm

#### **Plan Contents**

- Goals and objectives
- Recommended Action Strategies
  - Near-term: by 2020
  - Mid-term: by 2025
  - Long-term: 2025+
- Roles and Responsibilities
- Foundational Structure

Community Housing Action Plan available at https://www.townofmammothlakes.ca.gov/

#### Plan Objectives

- Provide 200 to 300 community housing units within 5 years
- Target the full range of community housing needs not being met by the market
- Produce community housing at a rate faster than job growth in the near term
- Retain a strong base of residents and employees living in town

Plan is a living document - will change over time

#### **Community Housing Action Plan Strategies**



#### Action Strategies: First Three Years

HOUSING STRATEGIES	Strategy											
	Type	2018		2019		19	2020		0			
	Quarter	1	2	3	4	1	2	3 4	1 2	L 2	2	3 4
Land Acquisition - The Parcel Acquistion	PPP		DC	NE								
Dedicated Local Tax (to vote Nov. 2018)	Funding		IN PROC			ESS						
Home buyer assistance (expanded)	Program											
Renter Assistance (employers)	Program											
EAH - Tenant/Landlord matching	PPP											
Promote ADUs (outreach/education)	Incentive											
Second Homeowner Roomate Matching	STR											
Federal/State - Grants/Loans/LIHTC Funding		M	OR	E R	EC	EIV	ΈD	; CO	ΝŢ	INL	JO	US
Land Acquisition - MMSA Lodestar	PPP											
Zoning for Affordability	Incentive											
STR Amnesty	STR											
Land Acquisition - The Parcel Design	PPP					IN	l Pl	ROCI	ESS			
<b>Housing Mitigation Ordinance</b>	Requirement											
Inclusionary Zoning	Requirement											
Linkage license fee for STR	STR											

## Action Strategies: What have we accomplished?

- 1) The Town acquired The Parcel on March 31, 2018. Acquisition of and work on the development of The Parcel in the center of Town, directly addresses several near-term and long-term action strategies.
- 2) Accessory Dwelling Units (ADUs) the Town has updated the Zoning Code pursuant to State legislation adopted in 2016 and 2017. Further, reduced fees for ADUs have been approved through the end of 2018 and the fees will be reevaluated in the coming year as a part of a larger program to address, and possibly incentivize, the construction of ADUs.

## Action Strategies: What have we accomplished?

- 3. The Town and MLH continue to offer successful homeownership programs and recently finalized the setup of a \$500,000 HOME grant for first-time homebuyer assistance and funds are available to loan to eligible households.
- 4. Additionally, a **Community Development Block Grant (CDBG) for \$700,000** was awarded to the Town for first time homebuyer assistance and housing rehabilitation. This grant is also administered in coordination with MLH.
- 5. The Town has allocated funding for a Housing Coordinator, to direct the housing program and increase staff capacity for program, policy, and development work. The hiring process for the position is underway.

## Action Strategies: What have we accomplished?

- **1. MLH Board** adopted the foundational structure of CHAP in January 2017
- 2. MLH Board amended the organization's Bylaws to expand the Board from 6 to nine members, a recommendation of the CHAP
- 3. MLH nominated 3 new board members in April 2017
- 4. MLH has been working with the Town on a new contract for services to continue existing housing programs and stewardship of community housing assets
- **5. MLH will appoint 2 new Board members** at November meeting to fill all of the 9 seats



### THANK YOU!

